Former ADM Facility 200 W 19th St, North Kansas City, MO

Descriptions of Structures, Roads, other Improvements on the Site

Improvements at the property consist of a former flour mill building that was constructed circa 1926 with an addition in 1944, numerous concrete grain storage bins and soy oil ASTs, a former soy oil extraction plant building, and a former soy oil refinery building.

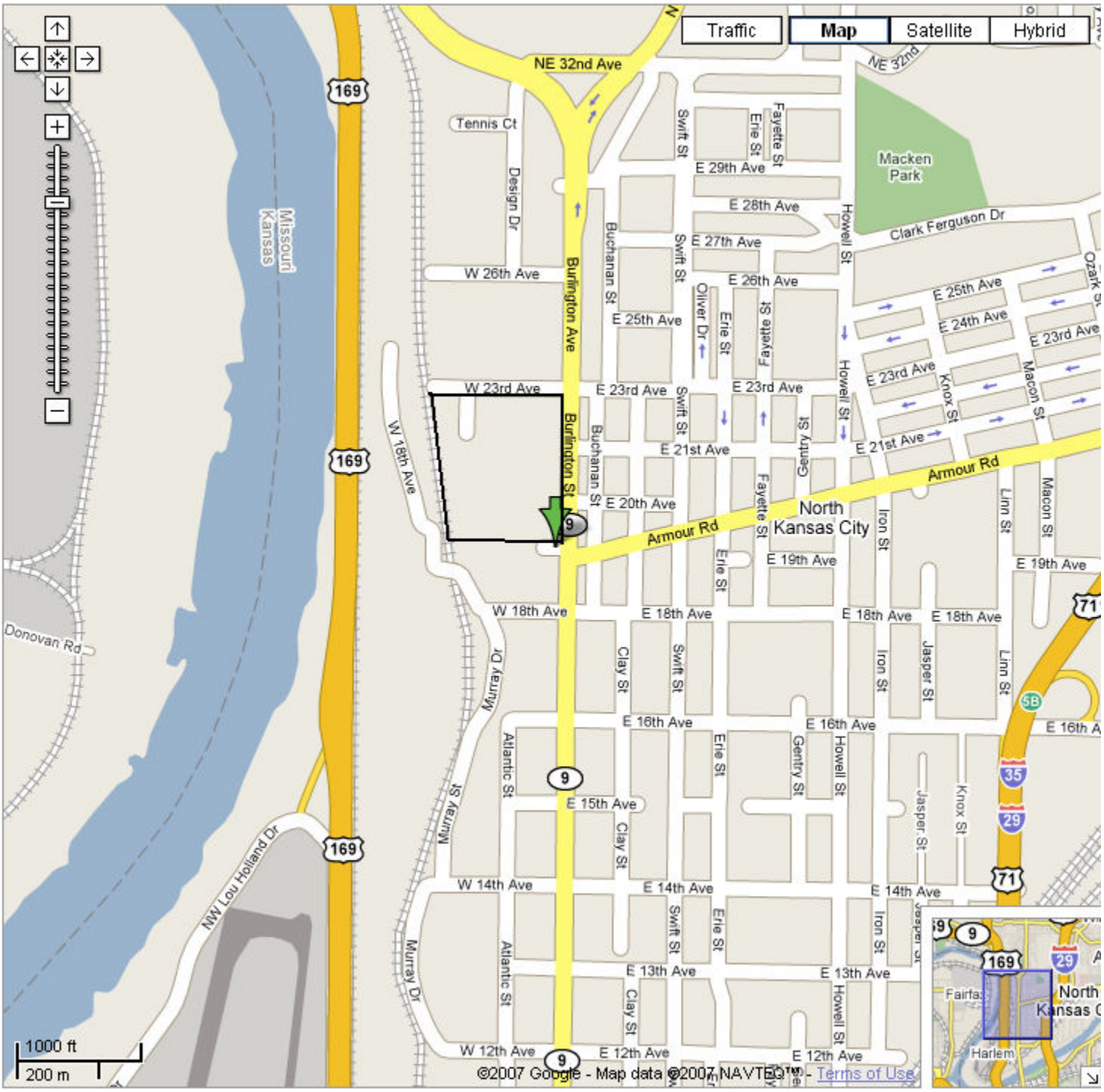
The eight-story portion of the former flour mill was constructed circa 1926, with the four-story addition on the south end constructed circa 1944. This building is constructed of concrete and contains a basement. The majority of this building is unfinished and contains remnants of the mill equipment that was no longer of value to the owner. Several office areas and a quality laboratory are located in the building and contain minimal finishes.

The extraction building was constructed to the north of the mill building in a location that formerly contained two grain bins. The date of construction of this building is not known; the majority of the equipment that was formerly in the building has been removed.

The refinery building was constructed in 1999 on the former location of a fertilizer plant. The building contains two rail car scales. The upper floors of the building were poured in place after large equipment was brought in the building; the salvage of the equipment by ADM has severely damaged this building.

Heating and cooling are no longer provided to any of the buildings.

VV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KINGSTON ENVIRONMENTAL SERVICES

15450 Hangar Road
Kansas City, MO 64147
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December 4, 2006

Mr. Mike Rainen
Michael R. LLC
1901 West 47th Place, Suite 104
Westwood, Kansas 66208

Re: Former ADM Facility
200 West 19th Avenue
North Kansas City, Missouri 64116
File Number: 06-4645

Dear Mr. Rainen:

A Phase I Environmental Site Assessment (ESA) of the above-referenced property was conducted by Mr. Greg Hazen of Kingston Environmental Services on November 20, 2006. The results are representative of the conditions evaluated on the date of the inspection.

Executive Summary

Written responses have not yet been received from the United States Environmental Protection Agency (USEPA) Region VII, the Central Office of the Missouri Department of Natural Resources (MDNR) in Jefferson City or the Regional Office of the MDNR in Lee's Summit, Clay County Health Department, or the North Kansas City Fire Department. However, copies of federal and state information systems from which the eventual responses will be derived have been reviewed and summarized during the course of an environmental data review that was conducted of the property and its vicinity by Environmental Data Resources, Incorporated (EDR).

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-05 of the former ADM facility located at 200 West 19th Avenue in North Kansas City, Missouri, the property. Any exceptions to, or deletions from, this practice are described in the *Deviations* section of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the property except for the following:

- Farmland – North Kansas City, 105 West 26th Avenue (located between one-quarter and one-half mile north of the property site), is listed as a USEPA Comprehensive Environmental Response, Compensation and Liability (CERCLIS) site. This site is identified as the location of potential metals and VOC-contaminated groundwater. The possible impact of this site on the property site is not known. This site and the property site are both located on Missouri River alluvium, and this site is located potentially upgradient from the property site.

- The property site is identified as a potential contributor to ammonia and nitrate contamination in the groundwater at the property site and adjacent properties in a CERCLIS site report identified as "North Kansas City Ammonia Site." The soils and shallow groundwater at the ADM property have been identified as being contaminated with ammonia and nitrates, and it is thought that when ADM constructed the refinery building at the property site in 1999, they may have breached a confining layer between the shallow groundwater aquifer and the deeper aquifer that the City of North Kansas City draws water from in a location adjacent to the property site, thus allowing the contamination to pass to the deeper aquifer level that the City of North Kansas City uses. A possible source of this contamination at the property site is from the former location of a fertilizer plant at the property in the 1950s and 1960s.

- The adjacent property to the north, the Tnemec Company (123 West 23rd Avenue), has historically been used a paint manufacturer and formerly utilized a UST. According to ADM representatives, Tnemec has requested permission to install groundwater monitoring wells on the northwest portion of the ADM property in conjunction with a groundwater investigation being performed at the Tnemec property.

- Two MDNR-listed Leaking Underground Storage Tank (LUST) sites, QuikTrip #228, 2121 Burlington, and Amoco Oil SS #5163, 1901 Burlington, are located to the east of the property site across Burlington. According to the ADM representatives, BP (presumably in association with the Amoco Oil site), have requested permission to install groundwater monitoring wells on the south portion of ADM's parking lot in conjunction with groundwater investigations being performed in conjunction with their LUST site.

- The property has historically been used for grain storage, and the possible past use of grain fumigants at the property is not known. A fertilizer plant was formerly located on the property site, and two hazardous waste generator listings for the property exist.

- A rail yard has historically been located to the west of the property site. The tenant of this rail yard, as well as three former tenants of the industrial development to the northwest of the property site, are or were registered hazardous waste generators.

- A transformer substation, an automobile garage, two gasoline stations, a cleaners, and a paint company have historically been located to the east of the site along the west side of Burlington.

- Numerous aboveground storage tanks (ASTs) have historically been located at and used at the property site to store fuel oil, diesel fuel, soybean oil, and hexane.

- One UST of undetermined size was reportedly discovered buried in the area of the former refinery at the site; it is not known if additional undiscovered USTs are located at the property site. No documentation was provided regarding the UST that was discovered at the site.

- Floor drains and an oil/water separator are located in the former extraction building. Hexane was used in this process; the integrity of this drain system was not determined.

- One water well is reportedly located under the loading dock on the west side of the former mill building.

- An undetermined number of transformers were formerly located in the north end of the former flour mill building. Oil-filled switch equipment is currently located on the third floor of the former flour mill building. The floor under the switches is stained with an oily substance.

Regarding the possible adverse impact on the property site from the Farmland – North Kansas City site, the Tnemec facility, the MDNR LUST sites, the rail yard to the west, and the historic use of the adjacent properties (transformer substation, automobile garage, two gasoline stations, a cleaners, and a paint company):

1. A subsurface investigation would be required to determine any impact on the property site from the past and current uses of these properties.

Regarding the involvement of the property site with the North Kansas City Ammonia Site CERCLIS listing:

2. Contact should be made with the MDNR regarding future investigations planned for or future investigations that may be required regarding this listing. It is apparent that the soil and groundwater at the property site are contaminated with ammonia and nitrates.

Regarding the historic use of the property for grain storage:

3. A subsurface investigation should be performed to determine the possible impact of the historic use of the property on the site.

Regarding the numerous ASTs present at the property site:

4. It should be verified that these ASTs are properly closed, and if not to be used in the future, they should be properly removed from the property. Any contamination discovered in association with these ASTs should be properly remediated.

Regarding the UST that was discovered at the property site and the possibility of additional undiscovered USTs at the site:

5. Documentation should be obtained from ADM regarding the removal of this UST. If documentation is not available, a subsurface investigation should be performed to verify the proper removal of this UST. If additional USTs are discovered during future development of the site, they should be properly closed and removed from the site.

Regarding the floor drains and oil/water separator in the former extraction plant building:

6. The integrity of the drains and separator should be verified. A subsurface investigation should be performed in this area to determine any impact the presence of the hexane AST and floor drain system may have had on the subsurface soils and/or groundwater.

Regarding the reported water well at the site:

7. Efforts should be made to locate and properly close this well.

Regarding the former presence of transformers on the north end of the former flour mill building and the oil-filled switches in the building:

8. A subsurface investigation should be performed in the former transformer area to determine any impact on the soils and/or groundwater by PCBs.

9. The oil in the switches in the building should be tested for PCBs, and if found to contain PCBs, the switches and the floor under the switches should be properly remediated.

The scope of this ESA does not include ASTM-defined non-scope considerations (asbestos-containing building materials, radon, lead-based paint, lead in drinking water, regulatory compliance, industrial hygiene, health and safety, ecological resources, biological agents, indoor air quality, mold, cultural and historic resources, endangered species and sensitive habitats, wetlands or NEPA).

This Executive Summary serves as a summary of the ESA that was performed on the property and does not necessarily include all of the information that is found in the body of the following report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to assist in any decisions made, or actions taken, based on this information.

We appreciate the opportunity to provide this service. If you should have questions, please do not hesitate to call.

Phase 2

CONCLUSIONS AND RECOMMENDATIONS

Based on the results of this investigation, Kingston has developed the following conclusions and recommendations:

- All work was completed in accordance with the approved scope of work.
- The subsurface probes were located where the highest potential for subsurface impact was judged to exist. The subsurface probes were placed to determine if current subsurface soil at the ADM facility is impacted and if so, whether the impact is contributing to the known regional groundwater contamination. Based the results of this investigation, an indication of impact that may be contributing to groundwater impact from VOCs, TPH, or PCBs was not observed.
- Previous ammonia, nitrite, nitrate, and TKN results completed by others indicate that regional impacted soil for these compounds varies greatly across the area/site. Previous results indicated that the ammonia concentration in soil ranges from less than 10 mg/kg to 180 mg/kg. TKN ranges from less than 100 mg/kg to 1570 mg/kg. Nitrate plus nitrite varies from less than 1 mg/kg to 46 kg/kg. The maximum concentrations detected in subsurface probes P-9 through P-14 are 17.7, 561, and 4.98 mg/kg for ammonia, TKN and nitrate plus nitrite respectively. Although these concentrations ***may*** be above background concentrations it does not appear that this area (refinery) is the primary source area currently contributing to the impacted groundwater.
- Additional site assessment activities are not warranted at this time. However, prior to building demolition, a potential asbestos containing material (ACM) survey should be completed to determine the extent and remediation cost for ACM abatement.
- The potential exists for UST(s) or other sources of environmental impact to be found during demolition or site development activities.
- Future site development activities should be reviewed to ensure building foundation or utility construction do not create a "conduit" that may contribute to groundwater contamination.

KC Structural Steel

Commercial/Mixed Use Reuse

Return to Use Initiative
2006 Demonstration Project

Kansas City Structural Steel:

Kansas City, KS

THE SITE: The 22-acre Kansas City Structural Steel site was home to a smelting and refining company from 1880 until 1901 and a steel fabrication facility from 1907 until 1984. The steel fabrication process produced by-products that contaminated the surface soil and ground water at the site. Heavy metal contaminants were detected in the soil; lead contamination was the primary concern. In 1993, a removal action was carried out to excavate contaminated soil up to four feet below grade and backfill the area with clean fill. Buildings and concrete and asphalt pads were decontaminated, demolished, and disposed of. Some of the excavated soils were placed in a structural embankment in the southeast corner of the site, known as the consolidated fill area. Piles of asbestos-contaminated brick were also removed. BancAmerica Commercial Corporation acquired the property in 1984. In 1995, El Centro Inc., a local non-profit community development organization, acquired the property from BancAmerica and entered into a Prospective Purchaser Agreement with the U.S. Environmental Protection Agency (EPA). At this time, institutional controls were implemented to prevent future exposure to lead contamination at depth in site soils.

THE OPPORTUNITY: Since cleanup, the site has been vacant in an otherwise mixed industrial, commercial, and residential area. Existing infrastructure such as a nearby railroad and four-lane highway makes the site attractive to residential, commercial, and industrial developers. Alternatively, using the site as a recreational green space would also be welcomed by community members. A number of interested developers have pitched ideas for redevelopment, including a wheel manufacturing facility, a golf driving range academy, a steel manufacturer, a counter top manufacturer, and a residential development. El Centro Inc. is actively involved in economic development efforts in the community and would like for the site's reuse to bring in new jobs, increase the tax base, or otherwise enhance the community's economic standing.

THE BARRIERS: All of the developer inquiries thus far have been unsuccessful. The institutional controls restrict how buildings can be constructed at the site. At least a four-foot clean fill layer must remain below the finished grade. Buildings constructed on the site cannot have basements, and crawl spaces cannot be more than two feet below the finished grade. Foundations and support structures can extend below the four-foot barrier, but special rules apply for handling hazardous

Barriers:
Uncertainty about appropriate uses of the property; lack of clear information about the site

Solution:
Preliminary reuse assessment evaluation and information gathering; active ongoing dialogue with site owner and Realtor

Before:
Cleaned up steel fabrication facility with a number of unsuccessful redevelopment inquiries

After:
22 acres of available property, assessed for commercial, industrial, and residential reuse potential

materials during construction. These restrictions have deterred potential developers from acquiring the site, since many industrial and commercial buildings require pits or open structures substantially below the finished grade. The consolidated fill area is fenced off and cannot be used for any purpose. EPA and the site owner have also discussed the possibility that information about the site's potential is not reaching appropriate audiences.

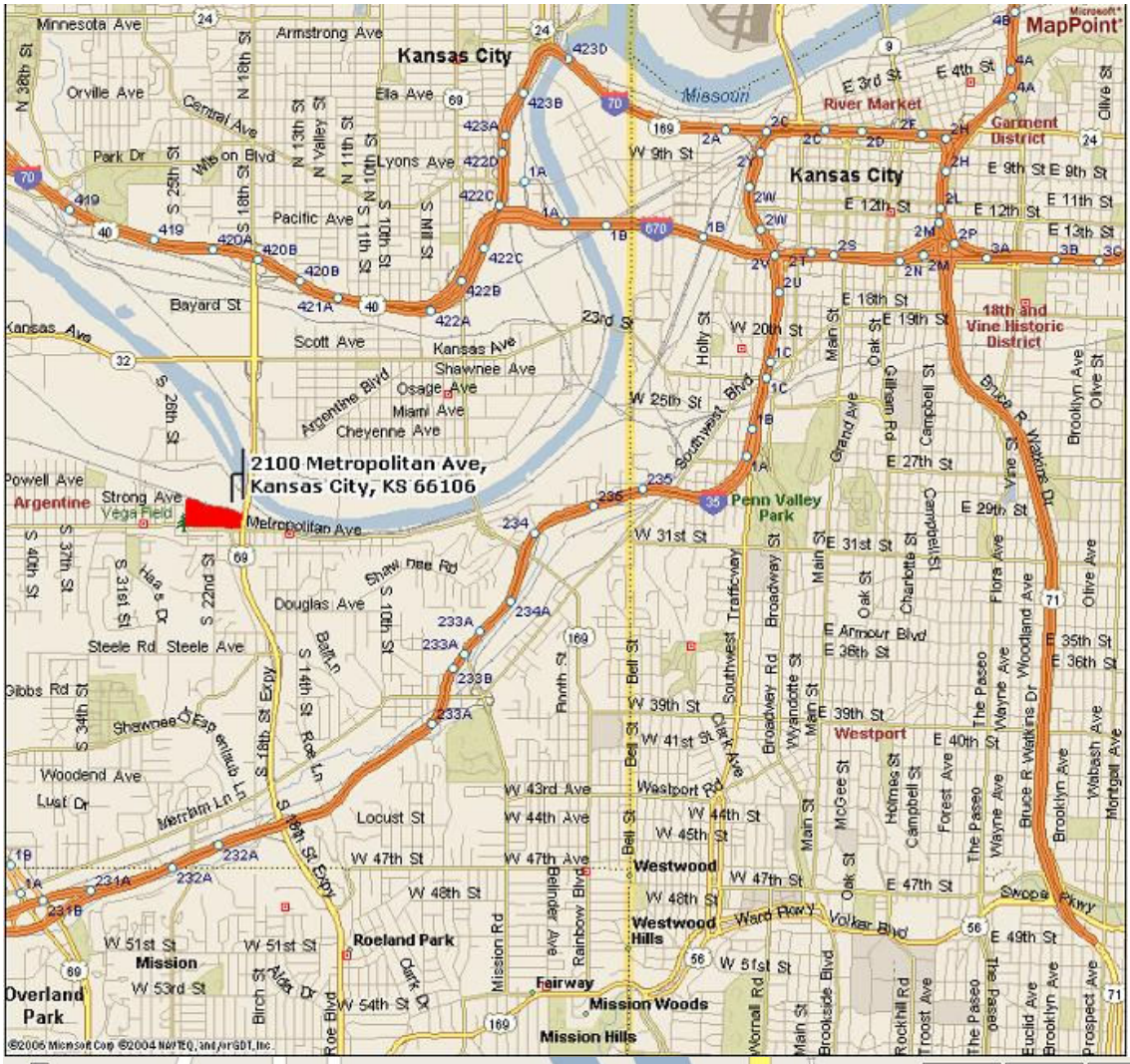
THE SOLUTION: EPA has proposed a preliminary reuse assessment to determine reasonable and protective future uses, which would help the site owner and potential developers better understand the site's possibilities and limitations. In an effort to bring all stakeholders together on the same page, EPA has facilitated discussions among El Centro Inc., local officials, the property Realtor, the EPA site attorney, and the EPA site assessment manager to maintain a productive dialogue about what barriers not necessary for protectiveness can be addressed to support the site's future use.

THE SITE NOW: Armed with clear and accurate information about what uses the site can reasonably support, El Centro Inc. will be in a position to make the site available to potential purchasers and take the first steps towards redevelopment, while ensuring that future site users will be protected. EPA Region 7 will continue to work with El Centro Inc. to overcome any additional barriers that might arise.

FOR MORE INFORMATION, CONTACT: Tonya Howell, Region 7 Superfund Redevelopment Coordinator, at 913.551.7589 or howell.tonya@epa.gov.

Left to right: Kansas City Structural Steel site in foreground, railroad and adjacent industrial facilities in background; grass-covered consolidated fill area in foreground, site perimeter fence looking west.

Location Map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Westport
Westwood
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Roeland Park
Mission
Fairway
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Mission Hills
Overland Park
Argentine
Vega Field
River Market
Garment District
18th and Vine Historic District
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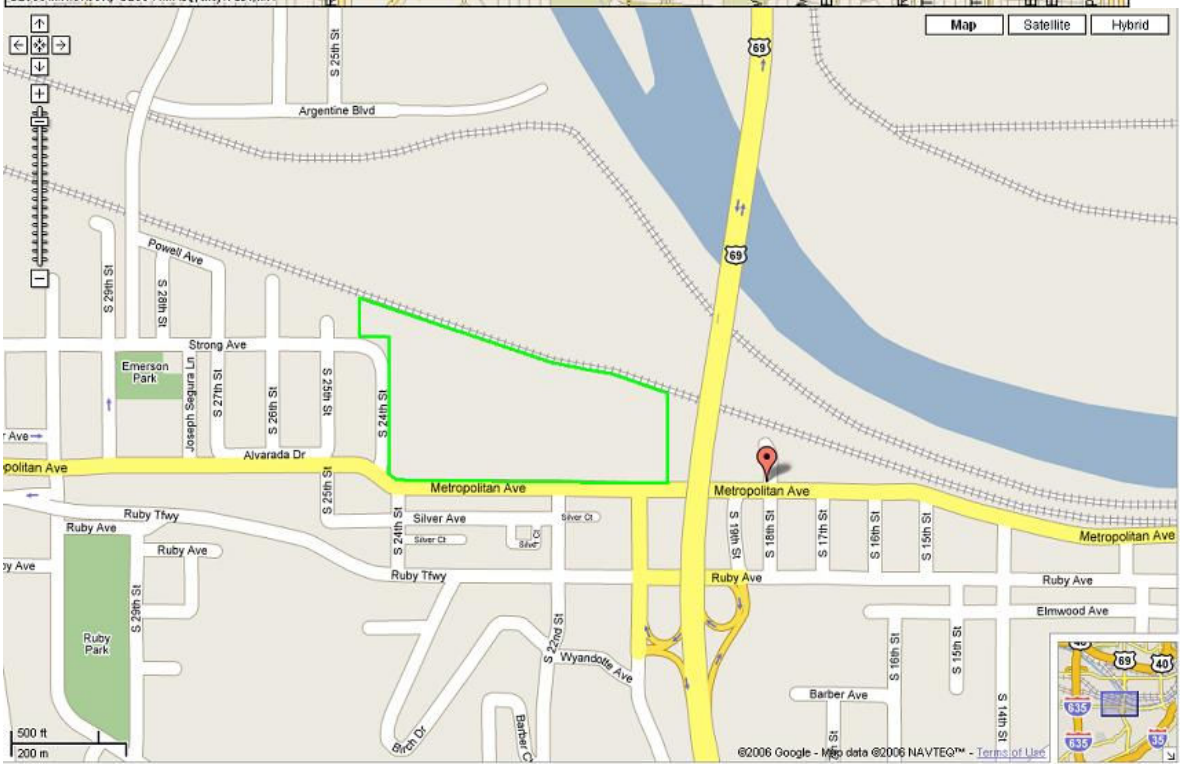
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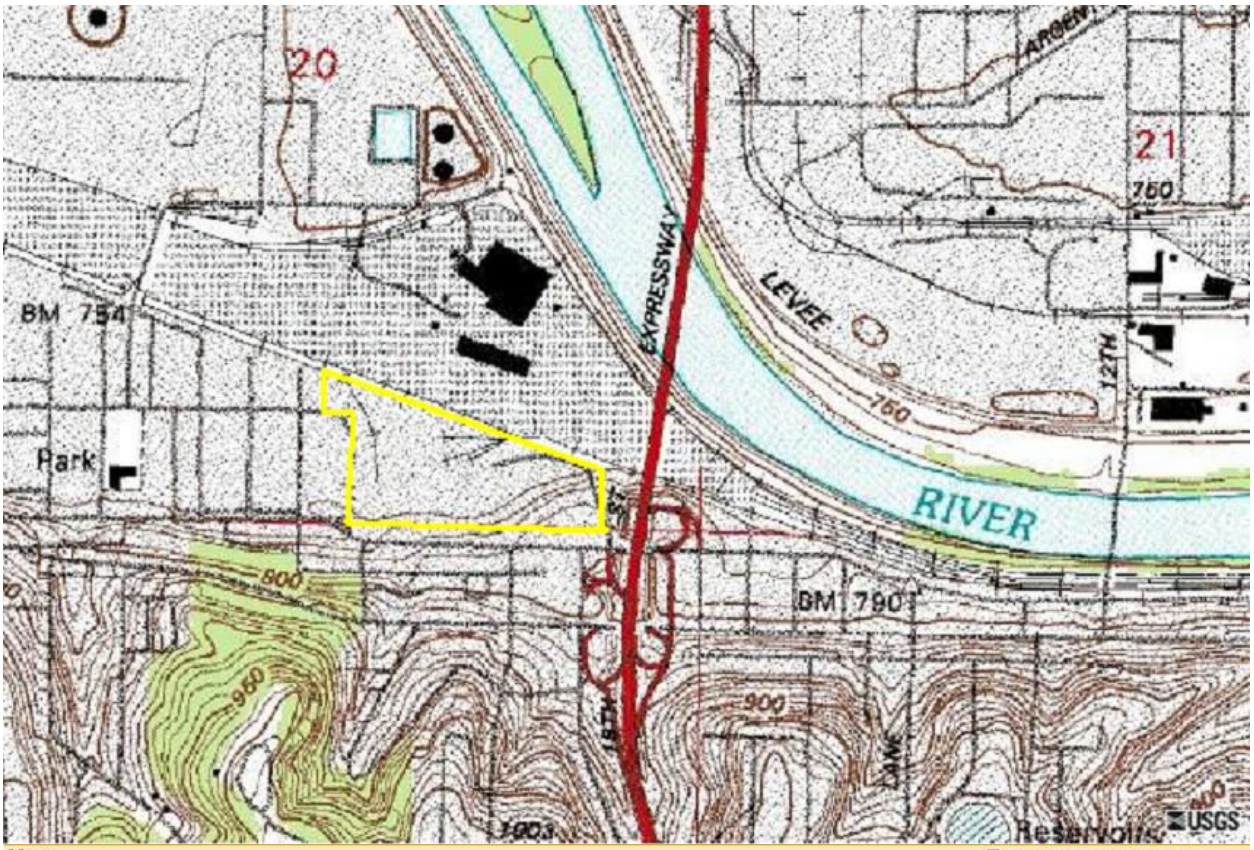
Aerial Photo & USGS Topography



Maps

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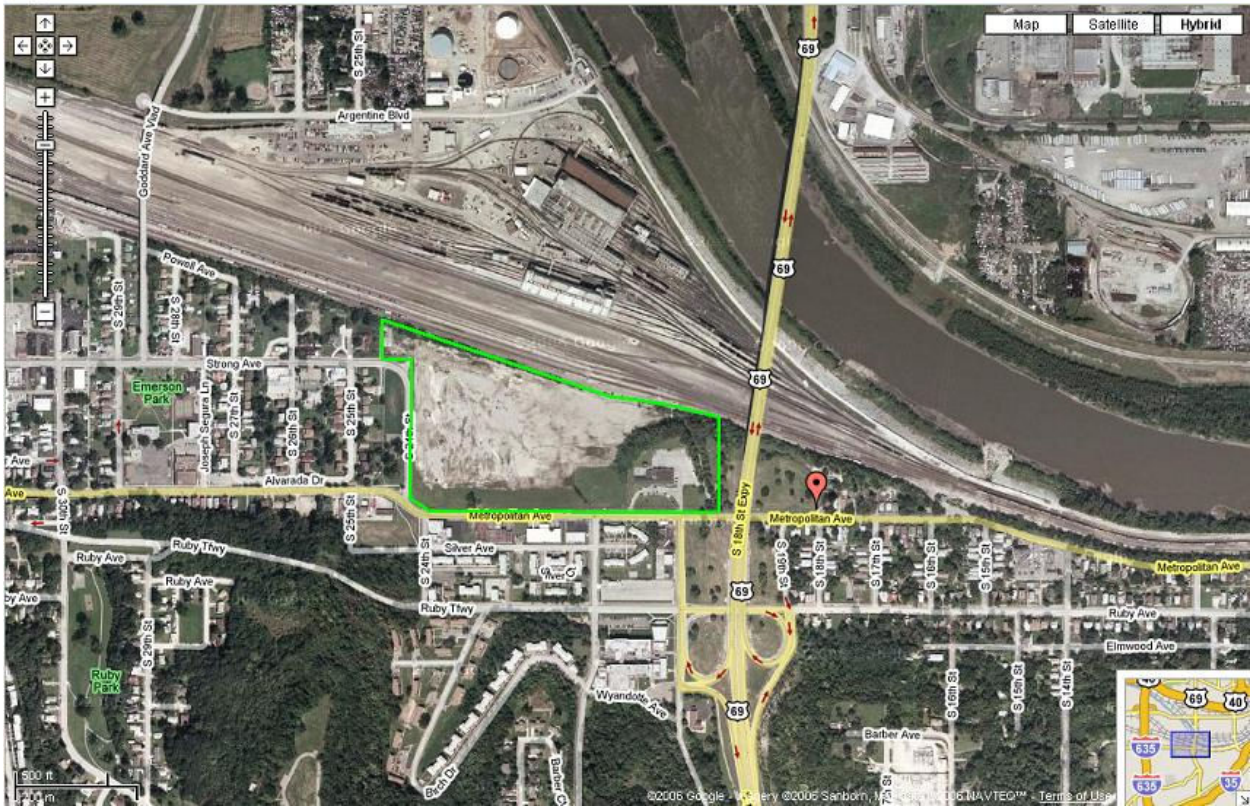
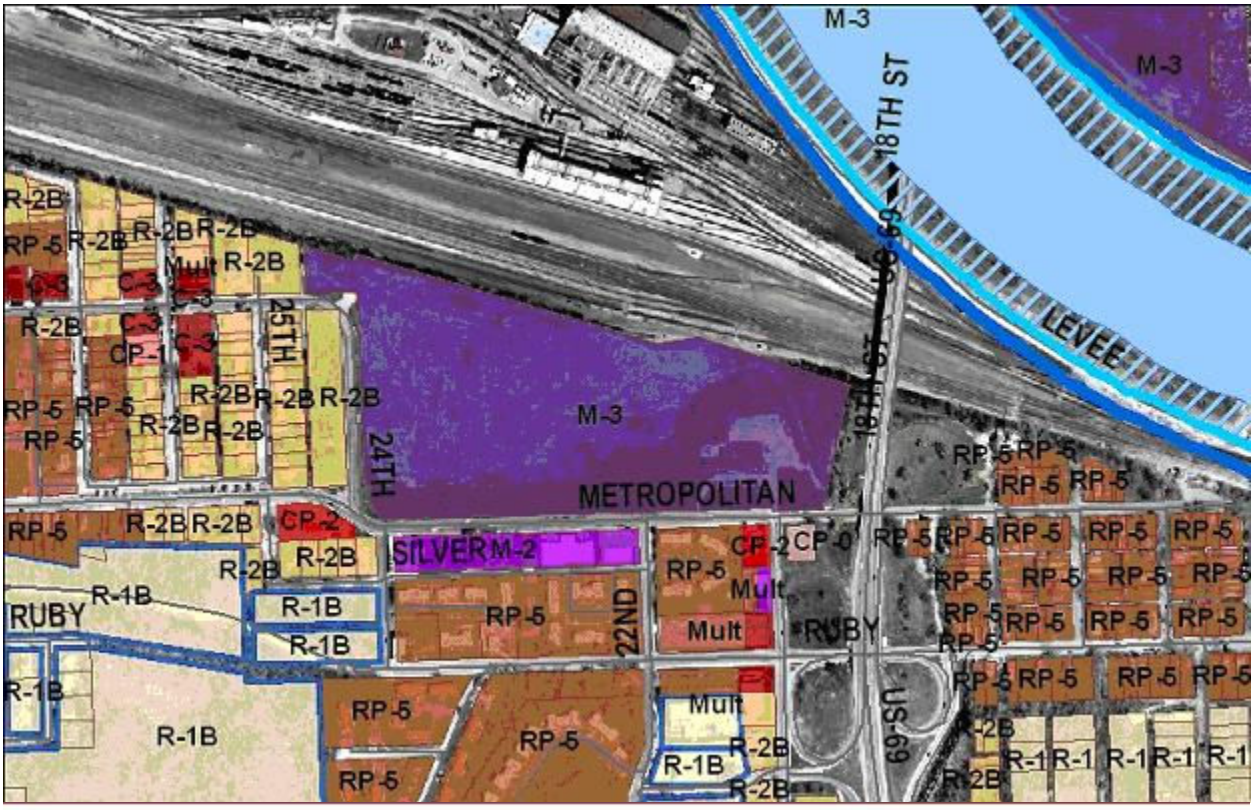
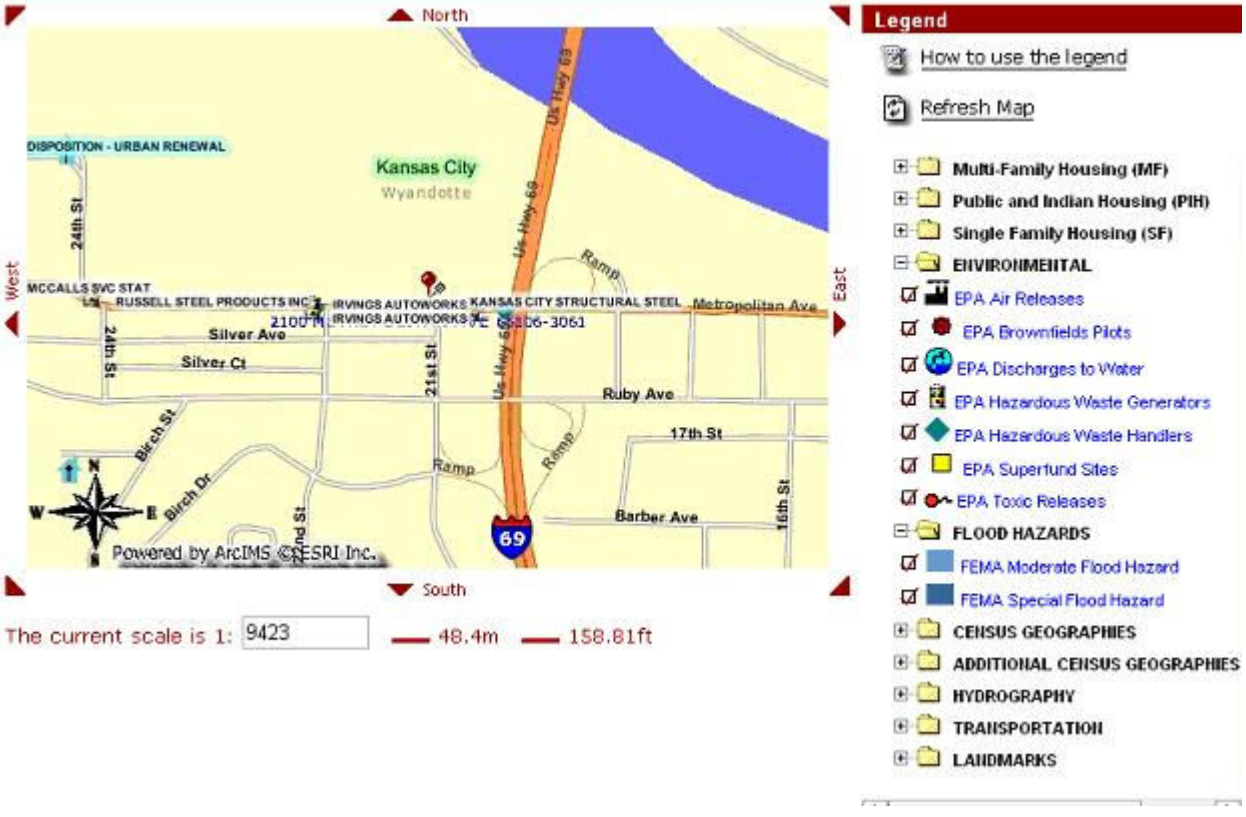


Zoning

HUD's Enterprise Geographic Info System





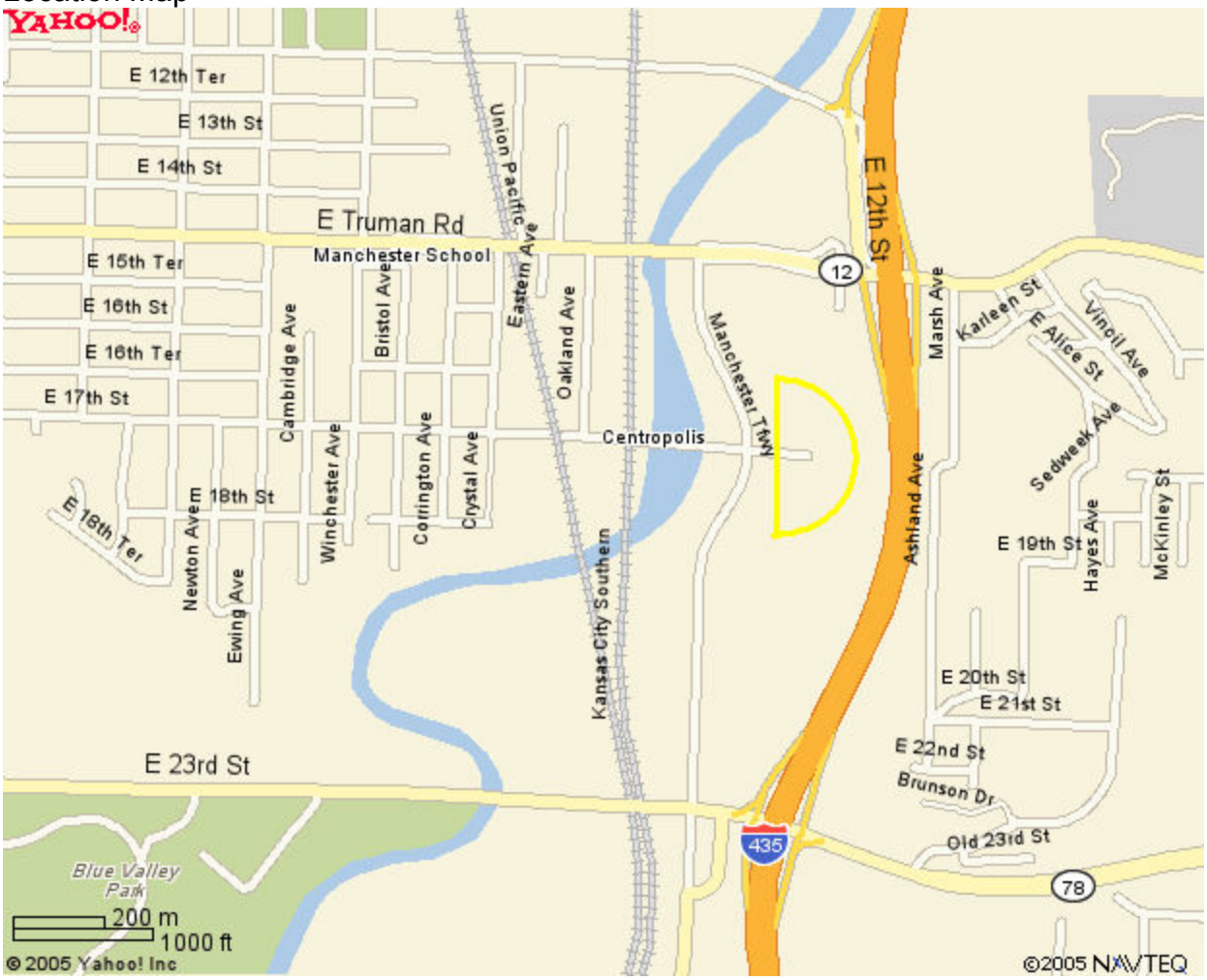
Actual Proposed Use

Centropolis Loop

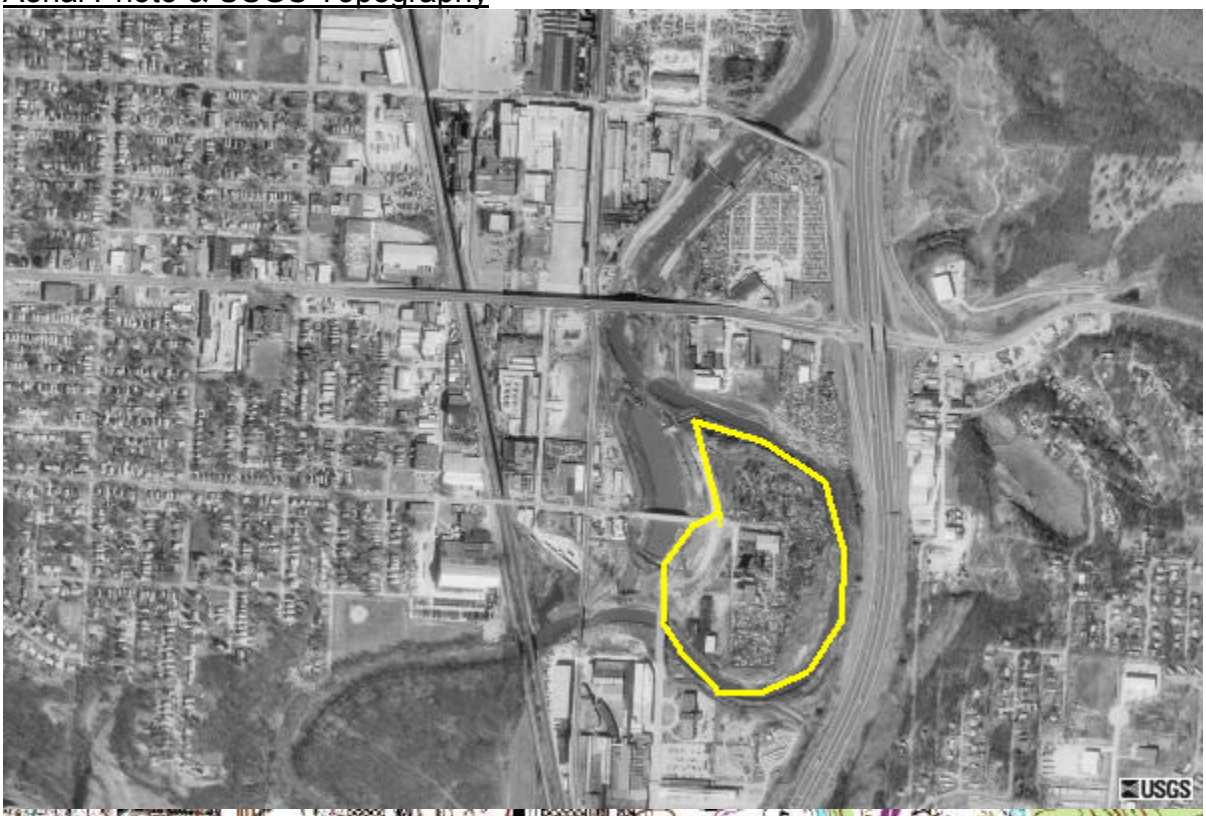
Industrial Reuse

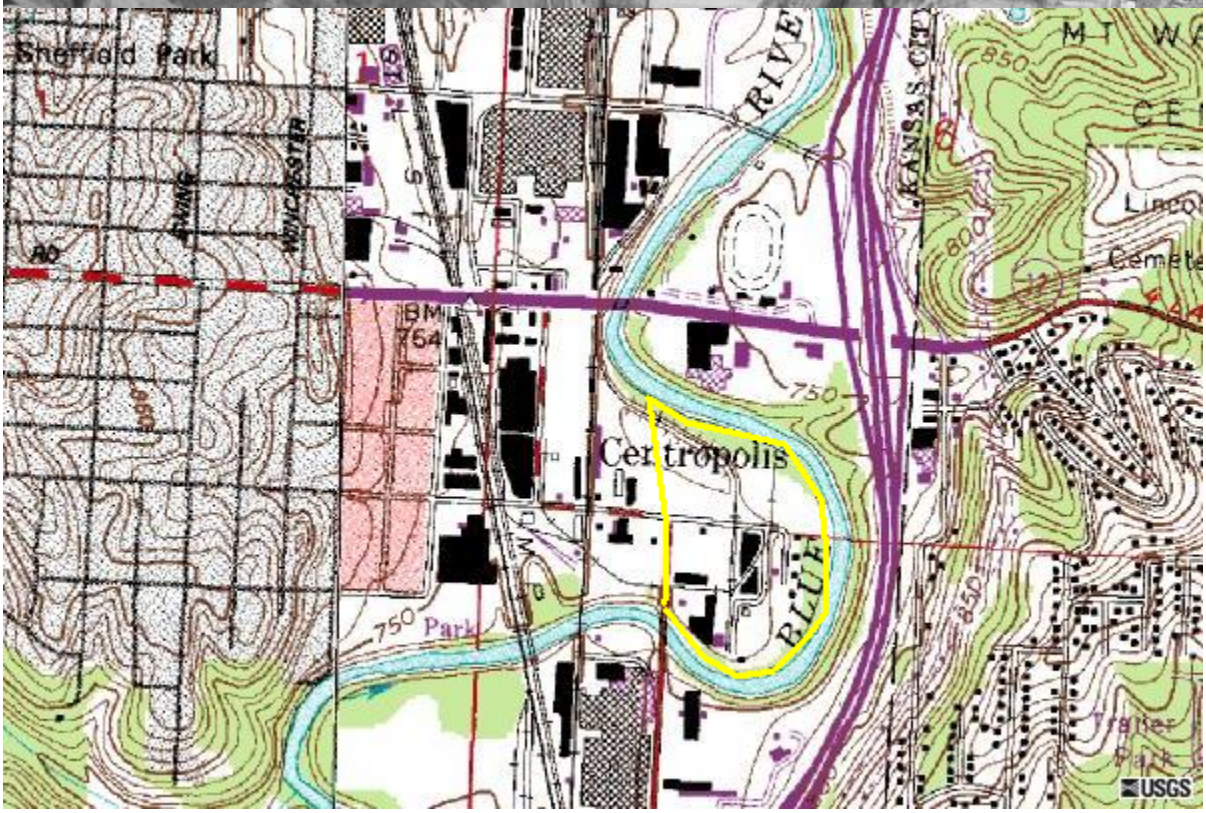
- About 27 acres
- "junkyard"
- Ox bow lake (from Blue River)
- Wetland Issue
- Good Highway access (I 435)

Location Map

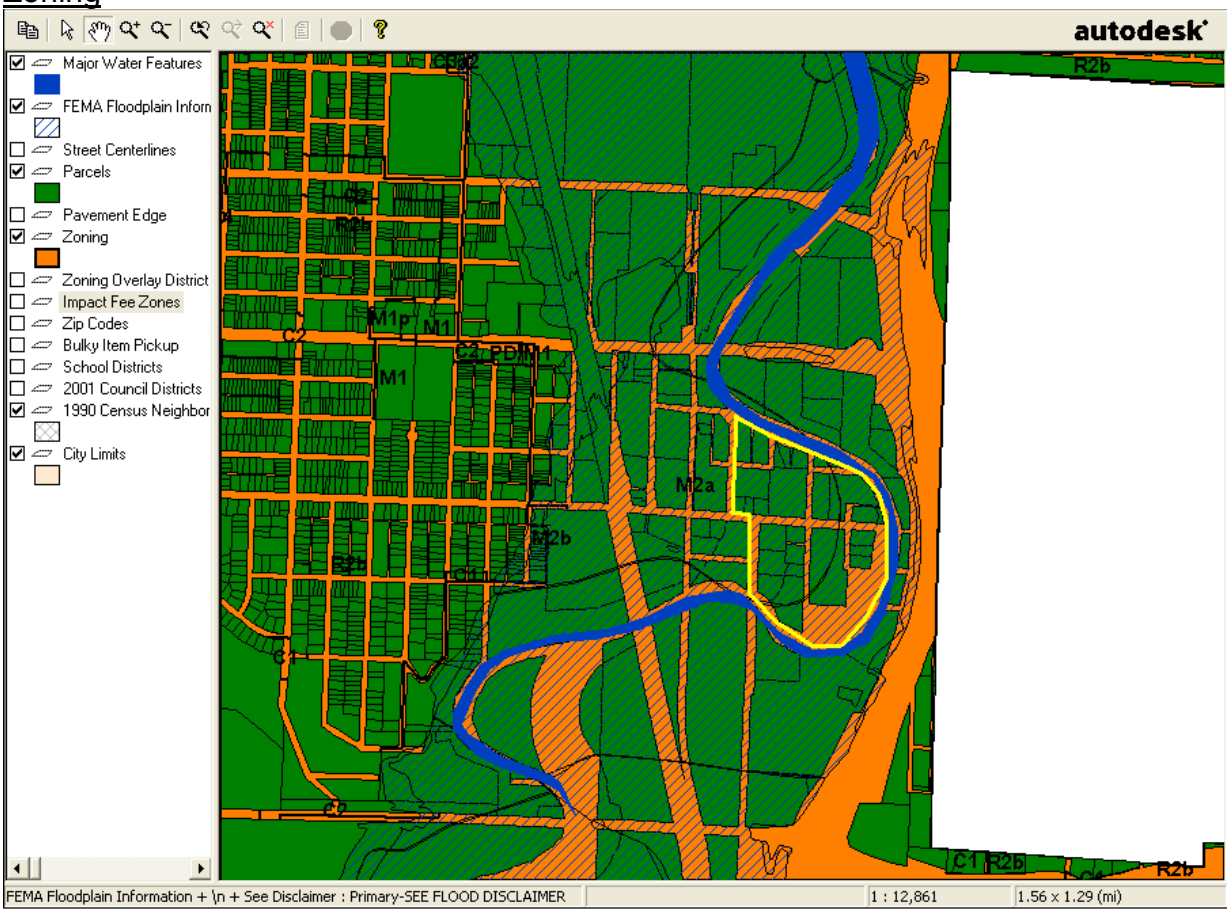


Aerial Photo & USGS Topography





Zoning



HUD's Enterprise Geographic Info System

The current scale is 1: 28424 — 145.95m — 478.95ft

Site Characterization

1. EXECUTIVE SUMMARY

Professional Service Industries, Inc. (PSI) has completed a Phase I Environmental Site Assessment (ESA) of the subject property, a 27-acre junkyard located just to the east of Manchester Trafficway on ~ 7~ Street, Kansas City, Missouri. The assessment was performed in general accordance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard E 1527-00, modified and amended to comply with the agreement between PSI and the City of Kansas City, Missouri dated September 1, 2004. Any exceptions to, or deletions from the ASTM E 1527-00 standard of practice are described in Section 2.4 of this report.

In connection with the Phase I ESA, assessment of other environmental issues to evaluate business environmental risks that are beyond the scope of the ASTM E 1527-00 standard of practice was not conducted pursuant to the authorized scope of services.

The subject property consists of a 27-acre junkyard located just to the east of Manchester Trafficway on 17th Street. The junkyard has been in operation since at least 1960. Most of the land on site is owned by Don Edwards. Two other, smaller properties remain. These two properties are identified as the Collins and Haney properties. Several large, concrete buildings are located on site1 along with several abandoned grain silos. All of the buildings are used for junk storage except for a single building, which is used to pull engines from automobiles.

Automobile and random junk storage takes up the remainder of the site. There is a large pile of engines centrally located on site. Several small tire piles and one large tire pile is located on site. The large tire pile is located on the east-central portion of the site. An orange car crusher is located on the northeastern section of the site. Current use of adjoining properties consists of a wetland area to the north, east, and— south. Manchester Trafflcway followed by the Blue River borders the site on the west.

1.1 PHASE I ESA

In accordance with ASIM Standard E 1527-00, this Phase I Environmental Site Assessment included reconnaissance of the subject and adjoining properties, interviews, and review of historical records and regulatory databases in an effort to identify evidence of recognized environmental conditions that may impact the property.

This assessment has revealed the following evidence of recognized environmental conditions in connection with the property.

ON-SITE CONDITIONS

Recognized Environmental Conditions

- The site is currently utilized as a junkyard. A large number of junk automobiles, tires, used engines, and various auto parts are stored on site. The use of the site as a junkyard represents a recognized environmental condition.

Historical Recognized Environmental Conditions

- The site has historically been used as a junkyard, a milling company, a metal working and refrigeration company, a ceramic manufacturer, and a milk producing buggy barn. The historic use of the site represents a recognized environmental condition.

OFF-SITE CONDITIONS

Recognized Environmental Conditions

- None.

Historical Recognized Environmental Conditions

- None.

1.2 RECOMMENDATIONS

Based on investigation of the property for evidence of recognized environmental conditions and other environmental issues, PSI offers the following recommendations.

- A Phase II ESA be performed along the perimeter of the property to determine whether on site activities have impacted wetland areas to the north, east, and south of the site.

- Several soil borings be advanced within the site to determine whether significant amounts of oil, petroleum products, and/or metals have migrated into on-site soils from previous industrial processes.

This summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided, and to aid in any decisions made or actions taken based on this information.

Exercise 2 – Site Visit (Agenda Item #13)

Use this form to help the team record its observations during the site visit. The team effort is oriented towards preparing a redevelopment plan to be presented on Friday. During this visit the team should:

Begin to characterize site contamination
Identify strengths of site – why is this a good site for redevelopment – what are its assets?
Identify problems. What negative factors present themselves (& how would you resolve these conflicts)?

Brief Description of the Site:

_____
_____
_____
_____
_____
_____
_____

Planning Findings - Site Findings

Flood Management

Is the project located within a floodplain designated on a current FEMA flood map?

☐ Yes ☐ No Identify FEMA flood map used to make this finding:

Comments:

Flood Insurance

If your answer is YES, flood insurance protection is required for buildings located or to be located within a Special Flood Hazard Area as a condition of approval of the project

Historic Preservation

Is the building on the property listed on or eligible for listing on the National Register of Historic Places or over 50 years old?

☐ Yes ☐ No

Is the property located within or directly adjacent to an historic district?

☐ Yes ☐ No

Does the property's area of potential effects include an historic district or property?

☐ Yes ☐ No

Comments: _____

Noise Abatement

Is the project located near a major noise source, i.e., civil airports (within 5 miles), or military airfields (15 miles), major highways or busy roads (within 1000 feet), or railroads (within 3000 feet)? Are Noise Sensitive Land Uses being considered?

☐ Yes ☐ No

Hazardous Industrial Operations

Are industrial facilities handling explosive or fire-prone materials such as liquid propane, gasoline or other storage tanks adjacent to or visible from the project site?

☐ Yes ☐ No

Comments: _____

Airport Hazards

Is the project within 3,000 feet from the end of a runway at a civil airport or within 2-1/2 miles from the end of a runway at a military airfield?

☐ Yes ☐ No

Comments: _____

Protection of Wetlands (E.O. 11990)

Are there drainage ways, streams, rivers, or coastlines on or near the site?

☐ Yes ☐ No

Are there ponds, marshes, bogs, swamps or other wetlands on or near the site?

☐ Yes ☐ No

Comments: _____

Toxic Chemicals and Radioactive Materials

(Modified from ASTM transaction screen (which is now obsolete). To be used to document the need for an environmental hazard audit)

Visual Indicators	On-Site	Off-Site	(Where)		On-Site	Off-Site	(Where)
Transformers	_____	____	_____	concrete pads	_____	____	_____
Distressed Vegetation	_____	____	_____	storage/waste containers	_____	____	_____
soils discoloration	_____	____	_____	Uncontrolled fill	_____	____	_____
Odors (noxious)	_____	____	_____	CERCLIS SITE	_____	____	_____
Stains	_____	____	_____	construction trash, debris	_____	____	_____
Standing pools of liquids	_____	____	_____	burn soils	_____	____	_____
barrels/drums/tanks	_____	____	_____	recent application of			
above or below ground)				yard mtrls:	_____	____	_____
fill & vent pipes	_____	____	_____	sand, gravel, other cover	____	____	_____
connecting pipes, valves	_____	____	_____	above ground pipeline	_____	____	_____
industrial trash, debris	_____	____	_____	evidence of dumping	_____	____	_____
C History (cite source)							
Industrial	_____	____	_____	Landfill/waste disposal	_____	____	_____
Waste treatment	_____	____	_____	Other (explain)	_____	____	_____

FINDINGS

Summary of Justification Has a Phase I (ASTM) Report been submitted and reviewed? ☐ Yes ☐ No

If your answer is NO, is a Phase I (ASTM) report needed? ☐ Yes ☐ No

Are there issues that require a special/specific Phase II report before completing the environmental assessment? ☐ Yes ☐ No

Is the project site near an industry disposing of chemicals or hazardous wastes? ☐ Yes ☐ No

Is the site listed on an EPA Superfund National Priorities or CERCLA, or equivalent State list? ☐ Yes ☐ No

Is the site located within 3,000 feet of a toxic or solid waste landfill site? ☐ Yes ☐ No

Does the site have an underground storage tank? ☐ Yes ☐ No

Environmental Justice

Is the project located in a predominantly minority and low-income neighborhood? ☐ Yes ☐ No

Does the project site or neighborhood suffer from disproportionately adverse environmental effects on minority and low-income populations relative to the community-at-large? ☐ Yes ☐ No

If your answer is YES, compliance is required with E.O. 12898, Federal Actions to Address Environmental Justice.

Comments:

Environmental/Program Factors

Unique Natural Features and Areas

Is the site near natural features (i.e., bluffs or cliffs) or near public or private scenic areas? ☐ Yes ☐ No

Are other natural resources visible on site or in vicinity? Will any such resources be adversely affected or will they adversely affect the project? ☐ Yes ☐ No

Comments:

Site Suitability, Access, and Compatibility with Surrounding Development

Has the site has been used as a dump, sanitary landfill or mine waste disposal area? ☐ Yes ☐ No

Is there paved access to the site? ☐ Yes ☐ No

Is there indication of:	Yes	No		Yes	No
distressed vegetation	☐	☐	oil/chemical spills	☐	☐
waste material/containers	☐	☐	abandoned machinery, cars,		
soil staining, pools of liquid	☐	☐	refrigerators, etc.	☐	☐
loose/empty drums, barrels	☐	☐	transformers, fill/vent pipes,		
			pipelines, drainage structures	☐	☐

Will the project be unduly influenced by:

	Yes	No		Yes	No
Building deterioration	☐	☐	Transition of land uses	☐	☐
Postponed maintenance	☐	☐	Incompatible land uses	☐	☐
Obsolete public facilities	☐	☐	Inadequate off-street parking	☐	☐

Are there air pollution sources nearby which would adversely affect the site:

	Yes	No		Yes	No
Heavy industry	☐	☐	Large parking facilities	☐	☐
Incinerators	☐	☐	(1000 or more cars)		
Power generating plants	☐	☐	Heavy traveled highway	☐	☐
Oil refineries	☐	☐	(6 or more lanes)		
Cement plants	☐	☐	Other _____	☐	☐

Soil Stability, Erosion, and Drainage

Slopes: ☐ Not Applicable ☐ Steep ☐ Moderate ☐ Slight

Is there evidence of slope erosion or unstable slope conditions on or near the site? ☐ Yes ☐ No

Is there evidence of ground subsidence, high water table, or other unusual conditions on the site? ☐ Yes ☐ No

Is there any visible evidence of soil problems (foundations cracking or settling, basement flooding, etc.) in the neighborhood of the site? ☐ Yes ☐ No

Have soil studies or borings been made for the project site or the area? ☐ Yes ☐ No

Do the soil studies or borings indicate marginal or unsatisfactory soil conditions? ☐ Yes ☐ No

Is there indication of cross-lot runoff, swales, drainage flows on the property? ☐ Yes ☐ No

Are there visual indications of filled ground? ☐ Yes ☐ No

Are there active rills and gullies on site? ☐ Yes ☐ No

Is a soils report (other than structural) needed? ☐ Yes ☐ No

Are structural borings or a dynamic soil analysis/geological study needed? ☐ Yes ☐ No

Comments:

Nuisances and Hazards Will the project be affected by natural hazards:

	Yes	No		Yes	No
Faults, fracture	☐	☐	Fire hazard materials	☐	☐
Cliffs, bluffs, crevices	☐	☐	Wind/sand storm concerns	☐	☐
Slope-failures from rains	☐	☐	Poisonous plants, insects, animals	☐	☐
Unprotected water bodies	☐	☐	Hazardous terrain features	☐	☐

Will the project be affected by built hazards and nuisances:

	Yes	No		Yes	No
Hazardous street	☐	☐	Inadequate screened		
Dangerous intersection	☐	☐	drainage catchments	☐	☐
Through traffic	☐	☐	Hazards in vacant lots	☐	☐

	Yes	No		Yes	No
Inadequate separation of			Chemical tank-car terminal	☐	☐
pedestrian/vehicle traffic	☐	☐	Other hazardous chemical storage	☐	☐
Children's play areas located next to			High-pressure gas or liquid petroleum		
freeway or other high traffic way	☐	☐	transmission lines on site	☐	☐

Inadequate street lighting	☐	☐	Overhead transmission lines	☐	☐
Quarries or other excavations	☐	☐	Hazardous cargo transportation routes	☐	☐
Dumps/sanitary landfills or mining	☐	☐	Oil or gas wells	☐	☐
Railroad crossing	☐	☐	Industrial operations	☐	☐

Will the project be affected by nuisances:

	Yes	No		Yes	No
Gas, smoke, fumes	☐	☐	Unsightly land uses	☐	☐
Odors	☐	☐	Front-lawn parking	☐	☐
Vibration	☐	☐	Abandoned vehicle	☐	☐
Glare from parking area	☐	☐	Vermin infestation	☐	☐
Vacant/boarded-up buildings	☐	☐	Industrial nuisances	☐	☐
			Other _____	☐	☐

Comments: _____

Source documentation _____

Water, Supply, Sanitary Sewers, and Solid Waste Disposal

Is the site served by an adequate and acceptable water supply ☐ Yes ☐ No ☐ Municipal ☐ Private;

sanitary sewers and waste water disposal systems ☐ Yes ☐ No ☐ Municipal ☐ Private;

and trash collection and solid waste disposal ☐ Yes ☐ No ☐ Municipal ☐ Private.

Schools, Parks, Recreation, and Social Services

Will the local school system have the capability to service the potential school age children from the project? ☐ Yes ☐ No

Are parks and play spaces available on site or nearby? ☐ Yes ☐ No

Will social services be available on site or nearby for residents of the proposed project? ☐ Yes ☐ No

Comments : _____

Emergency Health Care, Fire and Police Services

Are emergency health care providers located within reasonable prximity to the proposed project? ☐ Yes ☐ No

Are police services located within reasonable proximity to the proposed project? ☐ Yes ☐ No

Is fire-fighting protection ( ) municipal ( ) volunteer adequate and equipped to service the project? ☐ Yes ☐ No

Comments: _____

Commercial/Retail and Transportation

Are commercial/retail shopping services nearby? ☐ Yes ☐ No

Is the project accessible to employment, shopping and services by ☐ public transportation or ☐ private vehicle?

Is adequate public transportation available from the project to these facilities? ☐ Yes ☐ No

Are the approaches to the project convenient, safe and attractive? ☐ Yes ☐ No

Other Comments (Optional)